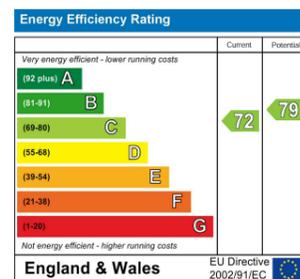
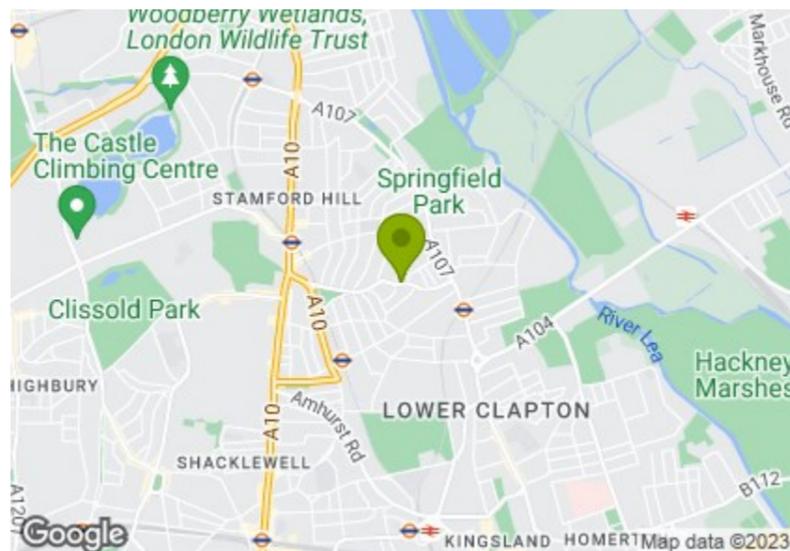


Total Area: 72.3 m² ... 778 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



NORTHWOLD ROAD, CLAPTON

Offers In Excess Of £599,995 Leasehold

2 Bed Maisonette



Features:

- Two Bedrooms
- First Floor Apartment
- Well Presented
- Shared Garden
- Lease Will Be Extended
- Close to Stoke Newington Station
- Council Tax Band C/ 85 Year Lease
- No Ground Rent or Service Charge
- Double Glazing Throughout Property
- Accessible Loft Space for Storage

A terrific two bedroom apartment close to Stoke Newington and Clapton. On the first floor of a Victorian terrace, with shared garden and dedicated front door, this is a home filled with character, vintage features and cheerful modern choices.

You'll be in a superb sweet spot with Stoke Newington to one end of your road and Clapton at the other. There are almost too many green spaces to mention within a few minutes' walk, plus innumerable exciting places to eat, drink and shop. It's easy to discover food from every corner of the globe before taking a stroll in a park that's unmistakably London.

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IF YOU LIVED HERE

At the top of the stairs on your skylit landing, you'll come to the first of your two bedrooms. This one is seventy square foot, perfect as a child's room or home office. Stripped pine boards lie underfoot. Next to that is your lounge, 140 square foot with double sash windows. A simple hearth with pine mantel sits between bookshelf-filled alcoves. Your second bedroom is next along. Almost as large as your lounge, it gives you 135 square foot to spread out in.

Your bathroom is filled with natural light, with vanity sink, wood panelled tub and wooden floorboards underfoot. A door from here leads you down to your low maintenance garden, surrounded by foliage and with plenty of room to eat outside. At the end of the landing is your fabulous 160 square foot kitchen diner. Smart grey units and a ceramic sink sit within vibrant orange walls. Geometric tiling underfoot completes the stylish look.

Seven minutes on foot takes you to Clapton Station for the Overground, putting you just twenty minutes from Liverpool Street door to door. It's only twelve minutes to Stoke Newington Station

too. As for green spaces, you're half a mile from North Millfields Recreation Ground, with the River Lea just a little further opening up a world of weekend walks. A quarter of an hour takes you to Hackney Downs, and Springfield Park is ten minutes away on foot.

WHAT ELSE?

- Your new local is the much loved Royal Sovereign, a pub that combines the traditional and modern with lots of booths inside and out, and gourmet burgers on the menu.
- Twelve nearby schools are rated 'Outstanding', including Jubilee and Southwold Primary Schools and Clapton Girls' Academy.
- It's ten minutes on foot to BLOK Clapton, a former tram depot turned ultra-modern fitness centre.



A WORD FROM THE OWNER.....

"I've got so much out of this area in the 14 years I've lived here- easy access to the nightlife of Dalston and Shoreditch, the independent shops, cafes and restaurants of Stoke Newington and Chatsworth Road, the arts and music events across Hackney and the green spaces of Abney Park, Springfield Park and the Marshes around the Lea River. All while being three stops on the Overground from Liverpool Street. Recently it's become easier than ever to cycle in the area and there's now a yoga studio on the doorstep at Core Clapton, along with old favourites Sodo Pizza, The Royal Sovereign and The Crooked Billet within walking distance. Neighbours have become friends for life. It's not easy to leave!"

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Garden
19'8" x 16'4"

Lounge
10'11" x 14'11"

Kitchen/ Diner
11'0" x 14'6"

Bedroom
7'10" x 9'6"

Bathroom
7'4" x 9'5"

Bedroom
12'7" x 10'6"



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